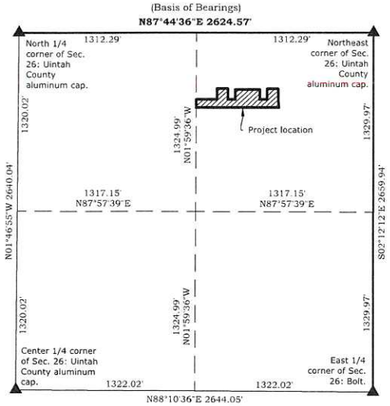
AMERICAN DREAM SUBDIVISION PHASE 1

Located in the NE 1/4 of the NE 1/4 of Section 26, T4S, R21E, S.L.B.&M., Uintah County, Utah.



SECTION MAP

Scale: 1" = 500'

ENBRIDGE GAS UTAH

QUESTAR GAS COMPANY DBA ENBRIDGE GAS UTAH, HEREBY APPROVES THIS PLAT FOR THE PURPOSES OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S). ENBRIDGE GAS UTAH ALSO APPROVES THIS PLAT FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS; HOWEVER, ENBRIDGE GAS UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ENBRIDGE GAS UTAH'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

QUESTAR GAS COMPANY dba ENBRIDGE GAS UTAH

Approved this_____ day of_____ , 2025

By:_____

Title: _____

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAY CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 10-9A-603 AND 17-27A-603 ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER
   (1) A RECORDED EASEMENT OR RIGHT-OF-WAY
   (2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   (3) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   (4) ANY OTHER PROVISION OF LAW

ROCKY MT. POWER REP: _____ DATE:

FIRE DISTRICT'S APPROVAL

APPROVED BY VERNAL CITY PUBLIC WORKS,
THIS _____DAY OF_____, 2025.

_____
AUTHORIZED SIGNATURE

VERNAL CITY PUBLIC WORKS APPROVAL

APPROVED BY VERNAL CITY PUBLIC WORKS,
THIS _____DAY OF_____, 2025.

_____
AUTHORIZED SIGNATURE

VERNAL CITY PLANNING AND ZONING APPROVAL

APPROVED BY VERNAL CITY,
THIS_____DAY OF_____, 2025.

_____
AUTHORIZED SIGNATURE

VERNAL CITY STREETS APPROVAL

APPROVED BY VERNAL CITY STREETS,
THIS_____DAY OF_____, 2025.

_____
AUTHORIZED SIGNATURE

TRI-COUNTY HEALTH DEPARTMENT APPROVAL

APPROVED BY TRI-COUNTY HEALTH DEPARTMENT,
THIS_____DAY OF_____, 2025.

_____
AUTHORIZED SIGNATURE

STRATA NETWORKS APPROVAL

APPROVED BY STRATA NETWORKS,
THIS_____DAY OF_____, 2025.

_____
AUTHORIZED SIGNATURE

UINTAH COUNTY TREASURER

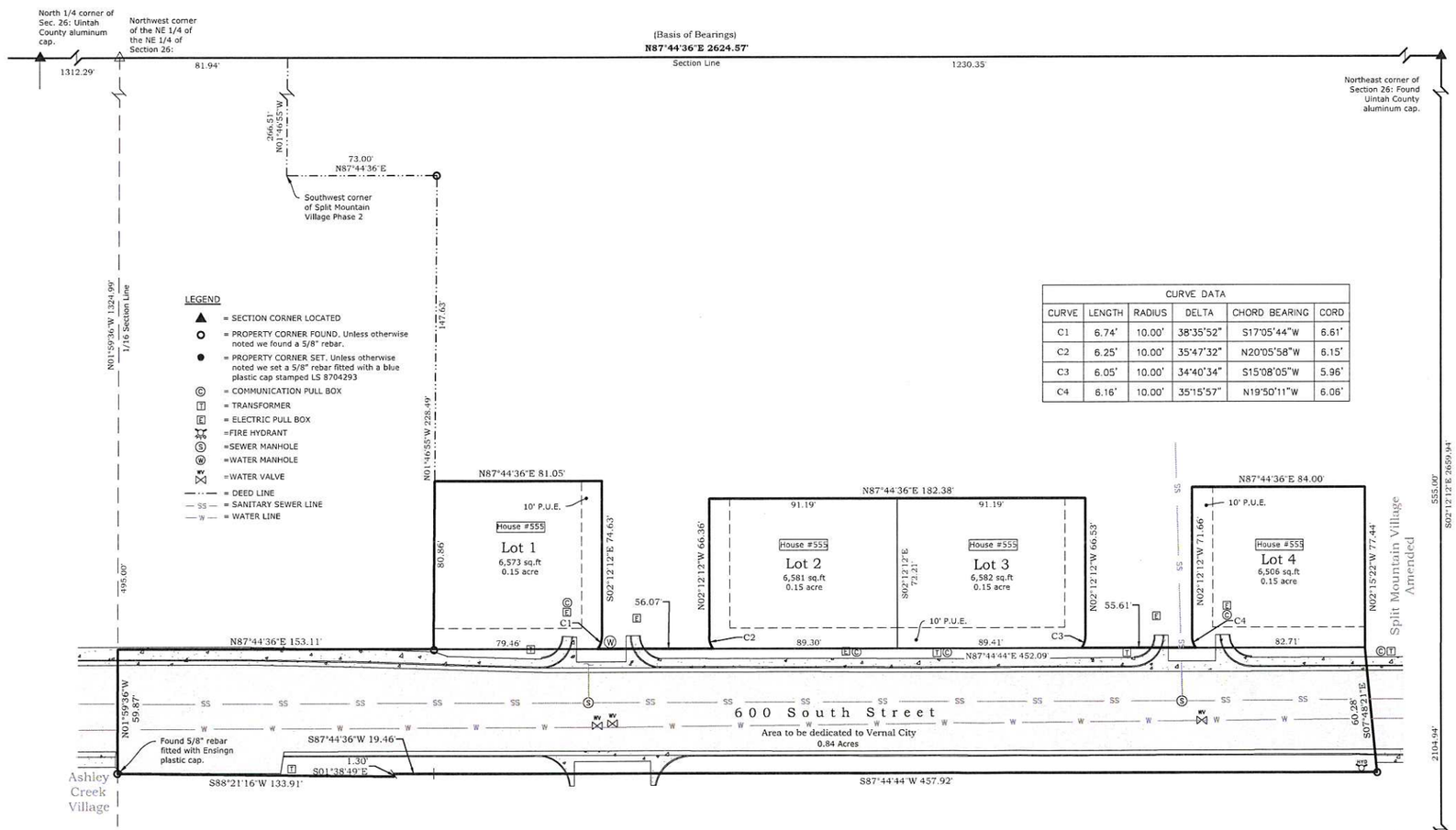
I CERTIFY AT THE TIME OF MY SIGNING THIS PLAT, THE PROPERTIES AS SHOWN HEREON HAVE BEEN CLEARED OF ALL BACK TAXES.

_____ _____
UINTAH COUNTY TREASURER DATE

CITY SURVEYOR'S APPROVAL

APPROVED BY THE CITY SURVEYOR,
THIS_____DAY OF_____, 2025.

_____
AUTHORIZED SIGNATURE



LEGEND

- ▲ = SECTION CORNER LOCATED
- ○ = PROPERTY CORNER FOUND, Unless otherwise noted we found a 5/8" rebar.
- ● = PROPERTY CORNER SET, Unless otherwise noted we set a 5/8" rebar fitted with a blue plastic cap stamped LS 8704293
- Ⓒ = COMMUNICATION PULL BOX
- Ⓣ = TRANSFORMER
- Ⓔ = ELECTRIC PULL BOX
- = FIRE HYDRANT
- Ⓢ = SEWER MANHOLE
- Ⓦ = WATER MANHOLE
- = WATER VALVE
- = DEED LINE
- SS = SANITARY SEWER LINE
- W = WATER LINE

CURVE DATA

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CORD
C1	6.74'	10.00'	38°35'52"	S17°05'44"W	6.61'
C2	6.25'	10.00'	35°47'32"	N20°05'58"W	6.15'
C3	6.05'	10.00'	34°40'34"	S15°08'05"W	5.96'
C4	6.16'	10.00'	35°15'57"	N19°50'11"W	6.06'

SURVEYOR'S CERTIFICATE

I BROCK J. SLAUGH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE #8704293 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOW AS THE AMERICAN DREAM SUBDIVISION PAHSE 1 AND THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT SAID TRACT OF LAND IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 21 EAST, SALT LAKE BASE AND MERIDIAN, UINTAH COUNTY, UTAH, THENCE S87°44'36"W 1230.35 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION TO A POINT INLINE WITH THE WEST LINE OF THE SPLIT MOUNTAIN VILLAGE PHASE 2 (A PLANNED RESIDENTIAL UNIT DEVELOPMENT, THE AMENDED PLAT FOR SAID DEVELOPMENT IS FILLED FOR RECORD WITH THE UINTAH COUNTY RECORDER'S OFFICE); THENCE S01°46'55"E ALONG SAID WEST LINE OF THE SPLIT MOUNTAIN VILLAGE PHASE 2 AND THE EXTENSION THEREOF 266.51 FEET TO THE SOUTHWEST CORNER OF SAID SPLIT MOUNTAIN VILLAGE PHASE 2; THENCE N87°44'36"E ALONG THE SOUTH LINE OF SAID SPLIT MOUNTAIN VILLAGE PHASE 2, 73.00 FEET; THENCE S01°46'55"E PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER 147.63 FEET TO THE TRUE POINT OF BEGINNING: THENCE N87°44'36"E PARALLEL WITH SAID NORTH LINE OF THE NORTHEAST QUARTER 81.05 FEET; THENCE S02°12'12"E PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER 74.63 FEET TANGENT TO AND TO A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 10.00 FEET, AN INTERNAL ANGLE OF 38°35'52" AND A CHORD BEARING AND DISTANCE OF S17°05'44"W 6.61 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 6.74 FEET; THENCE N87°44'44"E 56.07 FEET TO A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 10.00 FEET, AN INTERNAL ANGLE OF 35°47'32" AND A CHORD BEARING AND DISTANCE OF N20°05'58"W 6.15 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 6.25 FEET; THENCE N02°12'12"W PARALLEL WITH SAID EAST LINE OF THE NORTHEAST QUARTER 66.36 FEET; THENCE N87°44'36"E PARALLEL WITH SAID NORTH LINE OF THE NORTHEAST QUARTER 182.38 FEET; THENCE S02°12'12"E PARALLEL WITH SAID EAST LINE OF THE NORTHEAST QUARTER 66.53 FEET TANGENT TO AND TO A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 10.00 FEET, AN INTERNAL ANGLE OF 34°40'34" AND A CHORD BEARING A DISTANCE OF S15°08'05"W 5.96 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 6.05 FEET; THENCE N87°44'44"E 55.61 FEET TO A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 10.00 FEET; AN INTERNAL ANGLE OF 35°15'57" AND A CHORD BEARING AND DISTANCE OF N19°50'11"W 6.06 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 6.16 FEET; THENCE N02°12'12"W PARALLEL WITH SAID EAST LINE OF THE NORTHEAST QUARTER 71.66 FEET; THENCE N87°44'36"E PARALLEL WITH SAID NORTH LINE OF THE NORTHEAST QUARTER 84.00 FEET TO THE WEST LINE OF THE SPLIT MOUNTAIN VILLAGE (A PLANNED RESIDENTIAL UNIT DEVELOPMENT, THE AMENDED PLAT FOR SAID DEVELOPMENT IS FILLED FOR RECORD WITH THE UINTAH COUNTY RECORDER'S OFFICE); THENCE S02°15'22"E ALONG SAID WEST LINE OF THE SPLIT MOUNTAIN VILLAGE SUBDIVISION 77.44 FEET; THENCE S07°48'21"E ALONG SAID WEST LINE OF THE SPLIT MOUNTAIN VILLAGE SUBDIVISION 60.28 FEET; THENCE S87°44'44"W 457.92 FEET; THENCE S87°44'36"W PARALLEL WITH SAID NORTH LINE OF THE NORTHEAST QUARTER 19.46 FEET TO A POINT IN LINE WITH THE EAST LINE OF PARCEL 05:051:0022 (WARRANTY DEED: BOOK 1420, PAGES 864-865, AS FILLED FOR RECORD AT THE UINTAH COUNTY RECORDER'S OFFICE); THENCE S01°38'49"E 1.30 FEET THE THE NORTHEAST CORNER OF SAID PARCEL 05:051:0022; THENCE S88°21'16"W ALONG THE NORTH LINE OF SAID PARCEL 05:051:0022, 133.91 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE N01°59'36"W ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER 59.87 FEET TO A POINT WHICH BEARS S01°46'55"E PARALLEL WITH SAID WEST LINE OF THE NORTHEAST QUARTER 495.00 FEET FROM SAID NORTH LINE OF THE NORTHEAST QUARTER; THENCE N87°44'36"E PARALLEL WITH SAID NORTH LINE OF THE NORTHEAST QUARTER 153.11 FEET; THENCE N01°46'55"W PARALLEL WITH SAID WEST LINE OF THE NORTHEAST QUARTER 80.86 FEET TO THE TRUE POINT OF BEGINNING. BASIS OF BEARINGS IS SAID NORTH LINE OF THE NORTHEAST QUARTER WHICH WAS TAKEN FROM THE UINTAH COUNTY SURVEYOR'S CONTROL OF SAID SECTION TO BEAR N87°44'36"E, CONTAINS 1.44 ACRES MORE OR LESS.

PRELIMINARY

PROFESSIONAL LAND SURVEYOR
LICENSE No. 8704293
STATE OF UTAH

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE THE UNDERSIGNED OWNERS, OF THAT TRACT OF LAND DESCRIBED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC ALL STREETS, EASEMENTS, AND OTHER PUBLIC AREAS AS INDICATED HERON.

DATED THIS _____ DAY OF _____, 2025.

_____
NAME

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF UINTAH) SS:

ON THIS _____ DAY OF _____, A.D. 2025, PERSONALLY APPEARED BEFORE ME **********, THE SIGNERS OF THE ABOVE INSTRUMENT, WHO DULY ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME.

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES:_____
RESIDING AT:_____

SURVEYED BY: D.A.	TIMBERLINE Engineering & Land Surveying
DRAWN BY: D.A.	209 North 300 West • Vernal, Utah
DATE: 03-05-2025	(435) 789-1365
SCALE:1"=40'	
FILE:	